Quick & Clarke
PROPERTY SPECIALISTS

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6A West End, Bainton, Driffield YO25 9NR

£675,000

Beverley | Cottingham | Hornsea | Willerby

- 5/6 bedroom detached family home
- Stunning open plan living/dining kitchen
- Modern, efficient and economical to run
- Superb flexibility of living space
- Landscaped rear garden with garden room/office
- Open field views front and rear
- Extensive parking & garage
- Air source heat pump with underfloor heating
- Very high specification
- EPC Rating: B Council Tax Band: F

Constructed in 2021, this stunning modern family home offers the flexibility of five double bedrooms, two beautifully appointed bathrooms, and a fabulous open-plan living/dining kitchen. Situated on an attractive plot with open field views to both the front and rear, the property enjoys a peaceful position well away from the main road in Bainton, a village conveniently located on the edge of the glorious Yorkshire Wolds.

Having been updated and enhanced since its original construction, the property is exceptionally economical to run, benefitting from underfloor heating powered by an air source heat pump and air conditioning in the living room and principal bedroom. It also features superfast fibre-optic broadband and integrated connectivity throughout, making it ideal for home working, gaming, and streaming. To the front, there is extensive off-street parking together with the added benefit of an integral garage.

The rear garden has been recently and thoughtfully landscaped, with a variety of seating areas positioned to enjoy the sun throughout the day. A stunning garden room provides highly versatile additional space, perfectly suited for use as a home office, gym, studio, bar, or entertaining area.

LOCATION
The property is located in a quiet position on West End in the village of Bainton. Bainton lies in the East Yorkshire Wolds approximately 10 miles North of Beverley and 6 miles South-West of Driffield. This attractive location not only allows for convenient access onto the major road network linking the area with these two market towns but also to the East Coast, North Yorkshire Moors and York.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Modern composite front door with multi point security locking system and glass panels to either side. Stairs to the first floor accommodation with cupboard under housing the network switch and router.

OPEN PLAN LIVING/DINING KITCHEN
32'6" x 28'6" (9.91m x 8.69m)
Most certainly the heart of this fabulous family home and of an L-shape incorporating space for both dining and living room furniture. The stunning hand painted kitchen from Oaks of Beverley has contrasting Farrow & Ball Bancha Green wall units with Preference Red centre island all with quartz work surfaces, matching Welsh dresser and storage cupboards in the living area. Integrated double oven, dishwasher, full height fridge and freezer, inset porcelain sink in centre island with Quooker tap offering filtered hot and cold water and waste disposal unit, induction hob with extractor over and two sliding patio doors leading out onto the decked seating area of the rear garden.

In the living area a fireplace houses a multi-fuel stove, air conditioning unit and there are three Velux skylights which create a beautiful light and bright ambience.

SITTING ROOM
14'8" x 10'4" (4.47m x 3.15m)
A further well-proportioned reception room having decorative fireplace with built-in cupboards and shelving in alcove to one side and window to the front elevation.

UTILITY ROOM
9'1" x 8' (2.77m x 2.44m)
Base and larder storage cupboards to match those in the kitchen, quartz work surfaces, inset sink, space and plumbing for washing machine and tumble dryer and glass panelled door opening out onto the covered seating area of the rear garden. Integral door leading out into the garage.

CLOAKROOM
4'10" x 2'11" (1.47m x 0.89m)
Two piece sanitary suite comprising wall hung hand wash basin and back to the wall w.c., fully tiled walls and feature heated towel radiator.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM
26'9" x 11'5" (8.15m x 3.48m)
A spacious dual aspect principal bedroom with windows to the rear elevation and two skylights to the front elevation. Air conditioning unit and double built-in wardrobes.

EN-SUITE BATHROOM
6'4" x 7'2" (1.93m x 2.18m)
Three piece sanitary suite comprising wall hung hand wash basin, level access shower, back to the wall w.c., feature chrome heated towel rail, window to the rear elevation, fully tiled walls and floor.

GUEST BEDROOM/BEDROOM 2
24'3" x 10'4" (7.39m x 3.15m)
A large dual aspect room with window to both the front and rear. Double built-in wardrobes in dressing area.

BEDROOM 3
13'9" x 10'5" (4.19m x 3.18m)
Window to the front elevation.

BATHROOM
6'4" x 9'8" (1.93m x 2.95m)
Four piece sanitary suite comprising wall hung hand wash basin, bath, level access shower, back to the wall w.c., fully tiled walls and floor and feature chrome heated towel radiator.

SECOND FLOOR

LANDING AREA

BEDROOM 4
15'9" x 14'2" (4.80m x 4.32m)
A large double bedroom which is dual aspect having window to the side elevation and large skylight to the front elevation.

BEDROOM 5
16'2" x 10'11" (4.93m x 3.33m)
Velux skylight to the front elevation and door through to dressing room/bedroom 6.

DRESSING ROOM/BEDROOM 6
12'2" x 11'5" (3.71m x 3.48m)
Window to the side elevation.

OUTSIDE
The property is set back form the road with a dwarf wall forming the front boundary. There is a electic supply and track should the new owner wish to install electic gates.

The front garden has been laid under block setts and provides extensive parking for a number of cars.

GARAGE
19'3" x 11'10" (5.87m x 3.61m)
Electric roller shutter door, supplied with light and power.

REAR GARDEN
The rear garden has been recently landscaped with an attractive decked area running the full width of the rear of the property and with a covered seating area which is integral to the rear of the property and allows for year round outdoor dining. There is a central shaped lawn with wide and well stocked flower borders. An inset path in the lawn leads to the rear of the garden where there is an additional porcelain seating area and to one side a fabulous contemporary styled garden room with dual aspect windows which lends itself to a multitude of uses - currently used as an entertaining area but could be a hobby room or gym.

SERVICES
All mains services are available or connected to the property. There is a water softener located in the garage & under-counter water filter in the kitchen.

CENTRAL HEATING
The property benefits from underfloor heating fuelled by an air source heat pump.

DOUBLE GLAZING
The property benefits from double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

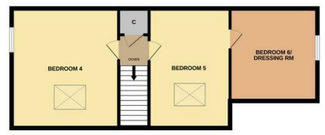
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.